

**CIVIC SAN DIEGO
FINAL 2019 DOWNTOWN DEVELOPMENT STATUS LOG**

PROJECTS UNDER CONSTRUCTION						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
4TH & J MPDP 2015-25 535-341-01	Legacy Gas Lamp, LLC	S / side J between 3rd / 4th	170 apartments	Exterior Finishes Underway	8/17	3/20
11TH & BROADWAY SDP 2014-40 534-33-03 thru 05	Pinnacle 11th Avenue U.S., LLC	E / side 11th between Broadway / E	618 apartments (39 affordable); 11K retail	1 st Tower up to 3 rd Floor	12/17	12/20
15TH & G CCDP/NUP/VAR 2014-70 533-172-07 & 08	15th & G, LLC	NE corner 15 th / G	28 apartments; 3K retail	Exterior Finishes Underway	5/18	3/20
450 B OFFICE BUILDING CCDP 2017-15 533-435-01	BCL, Inc.	N / side B between 4th / 5th	58K office	Demolition Underway	12/19	6/21
915 GRAPE STREET CDP 2014-33 533-213-02 thru 04 & 19	Bayview SD., LLC	SW corner Grape / California	70 apartments (6 affordable); 1K retail	Exterior Finishes Underway	12/17	9/20
AC HOTEL GQDP/VAR/NUP 2017-27 535-093-17	Briad Group	743 5th / 744 6th	147-room hotel; 1K retail	Demolition Completed	8/19	7/21
EZABELLE CCDP/SDP 2018-07 535-156-08	Nakhshab Development & Design, Inc.	W / side 13th between Island / J	46 apartments (3 affordable)	1 st Floor Underway	Not Available	Not Available
KETTNER & HAWTHORN CCDP/PDP 2018-08 533-113-01thru -04	KR Kettner, LLC	W / side Kettner between Hawthorn / Ivy	117K office; 13K retail	Grading Underway	5/19	7/21

MANCHESTER PACIFIC GATEWAY BLOCK 3B	Manchester Financial Group	W / side Pacific Highway between F / G	370K Navy office	Exterior Finishes Underway	6/18	6/21
MODERA SAN DIEGO CCDP 2016-08 535-374-01	MCRT Investments, LLC	E / side 14th between K / L	383 apartments	Up to 4th Floor	11/18	11/20
PARK + MARKET CCDP/CCPDP/SDP 2016-15 535-134-14	HPG Park + Market, LLC	Park / 11th / Market / G	427 apartments (85 affordable); 50K office; 21K retail	Topped Out; Exterior Finishes Underway	7/17	7/20
THE BLOCK CCPDP 2015-11(A) 534-185-01 thru 10 & 14	Broadway Block Owner, LLC	C / Broadway / 7th / 8th	620 apartments; 20K retail	Up to 25 th Floor	12/17	12/20
THE LINK CCDP 2017-39 535-180-25	Affirmed Housing	NE corner G /17th	88 apartments (86 affordable)	Up to 6th Floor	3/19	9/20
THIRD & A CCDP/PDP 2018-16 533-443-02 thru 05	Hanover R.S. Lmt'd Partnership	N / side A between 3 rd / 4 th	270 apartments; 4K retail	Grading Underway	9/19	12/21

PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED)						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
1ST & BEECH CCDP/PDP 2015-49(A) 533-423-12	Willmark Communities, Inc.	S / side Beech between 1st / 2nd	364 apartments (23 affordable)	Pending Completion of Building Plans	Not Available	Not Available
5TH & ASH CCDP/PDP/NUP 2017-29 534-453-01	Vanderval Hotels, LLC	SE corner 5th / Ash	271-room hotel	Pending Completion of Building Plans	Not Available	Not Available

6TH & G HOTEL PDP 2019-10 535-101-02 & 03	6 th & G, LLC	NE corner 6 th / G	180 hotel rooms 2,500 SF retail	Pending Issuance of Building Permits	Not Available	Not Available
7TH & A CCPDP 2014-18 534-052-02, 03, & 534- 033-03	7th Ave & A Street, Inc.	N / side A between 7th / 8th	281 apartments; 9K retail	Pending Completion of Building Plans	Not Available	Not Available
7TH & ISLAND HOTEL CCDP/PDP 2015-60 534-111-08 & 09	J Street Development, Inc.	NW corner 7th / Island	324-room hotel	Pending Completion of Building Plans	Not Available	Not Available
7TH & MARKET CCDP/CCPDP/NUP 2015-73 535-122-04	Cisterra 7th & Market, LLC	Market / 7th / 8th / Island	159 apartments (34 affordable); 59 condominiums; 153-room hotel; 155K office; 200 public parking spaces 39K retail	Pending Completion of Building Plans	Not Available	Not Available
11TH & B CCDP/CCPDP 2018-40 534-192-01 thru 03, 07	B Street, LLC	S / side B between 10th / 11th	415 apartments 8K retail	Pending Completion of Building Plans	Not Available	Not Available
13TH & F CCDP/NDP 2019-11 534-345-04 & 13	Carleton Management Group	NE corner 13 th / F	87 studio apartments 3,570 SF retail	Pending Completion of Building Plans	Not Available	Not Available
13TH & BROADWAY CCDP/Rezone 2018-48 534-205-08	Chelsea Investment	N / side Broadway between 13th / 14th	273 apartments (271 affordable)	Pending Completion of Building Plans	Not Available	Not Available

14TH & COMMERCIAL CCDP 2017-25 545-614-11 & 535-621-02	S.V.D.P. Management Inc.	NE corner 14th / Commercial	407 apartments (403 affordable); 5K retail	Pending Issuance of Building Permits	Not Available	Not Available
2 AMERICA PLAZA CCDP/PDP/NUP 2018-58 533-474-08	Crown Invest, LLC	S / side B between Kettner / India	301 hotel rooms 49 apartments 25K retail	Pending Issuance of Building Permits	Not Available	Not Available
220 W. BROADWAY CCDP 2019-01 533-517-01	Holland Acquisition Co. LLC	block bounded by Broadway, Union, Front and C streets	431 DU (86 affordable) 270,500 SF office 18,500 SF retail	Demolition of existing courthouse underway	Not Available	Not Available
499 WEST ASH CCDP 2016-49 533-402-07, 08, 09	San Diego Carte Hotel, LP / Pierpoint Management	Ash / A / Columbia / State	336 apartments (26 affordable); 204-room hotel; 25K retail; 10K office	Pending Completion of Building Plans	Not Available	Not Available
777 BEECH CCDP/CCPDP 2018-57 534-032-03	JSD2, LLC	S / side Beech between 7th / 8th	104 condominiums	Pending Completion of Building Plans	Not Available	Not Available
1060 C STREET CCDP 2019-02 534-192-05	B Street, LLC	NW corner 11 th / C	76 apartments	Pending Completion of Building Plans	Not Available	Not Available
BLOCK F MAKERS QUARTER CCPDP 2018-44 535-172-01 thru 06 & 11	Block F Titleholder, LLC	F / 15th / G / 16th	405 apartments; 48k office; 19K retail	Pending Completion of Building Plans	Not Available	Not Available
CEDAR & KETTNER CCDP 2019-13 533-322-04-07 & 09-13	Holland Acquisitions; Bridge Housing	W / side Kettner between Cedar / Beech	359 apartments (64 affordable); 5K retail	Pending Completion of Building Plans	Not Available	Not Available

CEDAR PARK CCDP/NUP 2014-73 533-331-01-00	Creative House	SE corner India / Cedar	5K retail	Pending Completion of Building Plans	Not Available	Not Available
CITIPLACE CCDP/CCPDP 2015-65 533-422-07,08, 13 & 14	Essex Property Trust	N / side Ash between Front / 1st	147 apartments	Pending Completion of Building Plans	Not Available	Not Available
COLUMBIA & HAWTHORN CCDP/PDP 2017-19 533-581-08, 02, 11, 12, 07, 06, 01 12	AHST 8, LLC	S / side Hawthorn between Columbia / Grape	33 apartments; 22-room hotel	Pending Completion of Building Plans	Not Available	Not Available
CREATIVO CCDP 2016-47 535-394-04	Fabric Investments	NE corner K / 16th	13 apartments; 1K retail; 2K office	Pending Completion of Building Plans	Not Available	Not Available
EAST VILLAGE GREEN PARKING GARAGE	City of San Diego	F / 13th / G / 14th	185-space parking garage	Pending Issuance of Building Permits	4/20	4/22
EV 9TH & ISLAND CCDP/PDP/NUP 2017-30 535-126-0200	EV Project, LLC	S / side Island between 9th / 10th	132 hotel rooms	Pending Issuance of Building Permits	Not Available	Not Available
FRONT & BEECH CCDP 2018-50 533-422-01 thru 03	Affirmed Housing Group	SE corner Beech / Front	78 apartments (76 affordable)	Pending Completion of Building Plans	Not Available	Not Available
INDIA & BEECH CCDP/PDP 2015-48 533-324-16	Forge Land Company, LLC	SW corner India / Beech	137 apartments (8 affordable); 3K retail	Pending Completion of Building Plans	Not Available	Not Available
JEFFERSON MAKERS QUARTER CCDP/PDP 2018-23 534-352-01 thru 04	JPI Real Estate Acquisition, LLC	Broadway /15 th / 16 th / E	368 apartments (19 affordable); 20K retail	Pending Issuance of Building Permits	Not Available	Not Available

MANCHESTER PACIFIC GATEWAY BLOCK 1B	Manchester Financial Group	W / side Pacific Highway between Broadway / E	536K office; 218 hotel rooms; 76K retail	Underground Parking Underway	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 2	Manchester Financial Group	Harbor / E / F / Pacific Highway	1080 hotel rooms; 80K retail	Underground Parking Underway	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 3A	Manchester Financial Group	E / side Harbor Drive between F / G	210K office; 72K retail	Underground Parking Underway	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 4	Manchester Financial Group	Pacific Highway/ G / Harbor	240K office; 143K retail	Underground Parking Underway	Not Available	Not Available
PACIFIC & BROADWAY – PARCEL 1 CCDP 2014-71 533-124-01, 02, 04, 10 & 11	Bosa Development California II, Inc.	NE corner Pacific Highway / Broadway	306 condominiums; 15K retail	Pending Completion of Building Plans	Not Available	Not Available
PINNACLE 11TH & E CCDP 2017-21 534-334-10	Pinnacle Park Boulevard Development, LP	S / side E between 11th / Park	226 apartments; 236 condominiums; 6K retail	Pending Completion of Building Plans	Not Available	Not Available
STATE & GRAPE CCDP/PDP 2017-20 535-581-01, 02, 06, 07, 10, 11, 12	AHST 8, LLC	NW corner Grape / State	92 apartments; 56-room hotel	Pending Completion of Building Plans	Not Available	Not Available
THE FELLOW 533-393-05	Cast Development	NE corner 16 th / J	129 apartments (13 affordable); 1k retail	Pending Issuance of Building Permits	Not Available	Not Available
THE REY PHASE 2 CCDP 2013-06 534-066-05	Wood Partners	8th / 9th / A / B	459 apartments	Pending Completion of Building Plans	Not Available	Not Available
UNION & ASH CCDP 2018-26 533-343-04 thru 06 & 533-421-03 thru 04	Union and Ash Properties LLC	N / side Ash between Union and Front	395 apartments (32 affordable)	Pending Issuance of Building Permits	Not Available	Not Available

PROJECTS UNDER REVIEW						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
4TH & J GASLAMP HOTEL GQDP/SDP 2018-60 535-342-11	RGC 4J, LLC	South side of J between 4th / 5th	241 hotel rooms 5k retail	Pending Approval	Not Available	Not Available
9G SDP/NDP/CUP/ TM #649856 535-136-01	Cisterra Development	S / side G between 9th / 10th	241 apartments 35,800 SF commercial	Pending Approval	Not Available	Not Available
1122 FOURTH AVENUE CCDP/SDP 2019-06 533-521-04, 05, 08	Caydon San Diego Property, LLC	N / side C between 3rd / 4th	442 DU (43 affordable) 9K retail	Pending Approval	Not Available	Not Available
PARK & BROADWAY CCDP/CCPDP/NUP 2018-41 534-206-01 thru 06	Downtown Park Inc.	Park / 13 th / C / Broadway	607 apartments 15K retail	Pending Approval	Not Available	Not Available
PINNACLE 12th & C CCDP 2019-16 534-193-13 & 14	Pinnacle Development	NW corner Park / C	444 apartments (43 affordable)	Pending Approval	Not Available	Not Available
PINNACLE COLUMBIA & A CCDP 2019-07 533-404-01 & 07	Pinnacle Development	S / side A between India / Columbia	128 apartments 290 hotel rooms	Pending Approval	Not Available	Not Available
PINNACLE PACIFIC HEIGHTS CCDP 2109-08 534-074-01, 15-16	Pinnacle Development	E / side 11 th between A / B	395 apartments (58 affordable) 2K retail	Pending Approval	Not Available	Not Available

PROJECTS COMPLETED 2019						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
320 WEST CEDAR CCDP/SDP 2016-39 533-353-10	JMAN at the K Lofts, LLC	NW corner Cedar / Union	43 apartments (5 affordable)	Completed	7/18	9/19
625 BROADWAY 534-321-06	Hammer Ventures	S / side Broadway Between 6 th / 7 th	231 apartments	Completed	11/16	10/19
1836 COLUMBIA STREET CCDP 2015-66 533-233-19	1836 Columbia Street, LLC	W / side Columbia between Fir / Date	18 apartments	Completed	9/18	10/19
CARTE HOTEL CCDP 2013-17 533-402-07, 08 & 09	J.R. Legacy Holdings, Inc.	SW corner Ash / State	239-room hotel; 4K retail	Completed	5/17	9/19
CONTOUR CCDP 2016-07 533-123-05	Contour @ 2118, LLC	W / side Columbia between Hawthorne / Ivy	10 apartments; 2K office	Completed	12/17	9/19
F11 CCPDP 2014-55 534-334-03 thru 06	Richman Group	N / side F between 11th / Park	99 apartments; 3K retail	Completed	5/16	3/19
FIRST AND G OFFICE BUILDING 535-061-12	Bosa Development	N / side G between Front / First	162K office	Completed	12/18	12/19
K1 (330 13TH STREET) CCPDP 2014-72 535-371-02 thru 09	The Richman Group of California LLC	N / side K between Park / 13th	208 apartments; 5K retail	Completed	4/17	8/19
LAUREL PACIFIC VALERO CCDP/CCPDP/CDP/C UP 2016-30 533-021-01	Oram Enterprises, Inc.	SE corner Pacific Hwy / Laurel	4K gas station	Completed	5/18	6/19

McDONALD'S REMODEL CCDP 2017-08 534-074-05	McDonald's Corp	W / side Park between A / B	5K retail	Completed	11/18	5/19
NOOK EAST VILLAGE CCDP/CCPDP 2016-18 535-396-11, -12	Trestle Development	NW corner 15th / K	91 apartments (90 affordable); 2K retail	Completed	6/17	2/19
PINNACLE AT THE PARK - PHASE 2 CCDP 2011-06 535-391-07, 12 thru 15	Pinnacle Development	SW corner Island / 15th	451 apartments (25 affordable); 9K retail	Completed	6/16	10/19
SAVINA CDP 2011-14 533-392-03, 05, 07	Bosa Development	SW corner Kettner / Ash	285 condominiums; 12K retail	Completed	3/16	6/19
SHAKE SHACK LITTLE ITALY CCDP/NUP 2018-05 533-221-09	Shake Shack California, LLC	NW corner India / Grape	3K retail	Completed	10/18	5/19
THE BEACON CCDP/CCPDP 2016-19 534-210-12	Wakeland Housing	S / side C between 14th / 15th	44 apartments (43 affordable)	Completed	5/18	8/19
VALENTINA CCDP/CDP 2015-46 533-213-06 & 18	Alta 1919 Holdings LLC c/o Wood Partners	E / side Pacific Hwy between Cedar / Grape	110 apartments	Completed	4/17	8/19

**CIVIC SAN DIEGO
FINAL 2019 DOWNTOWN DEVELOPMENT STATUS LOG**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (14)	0	2,720 (219 affordable)	74k RETAIL 595k OFFICE	147	0
Total Units Under Construction	2,720 Units				
PROJECTS APPROVED; PENDING CONSTRUCTION (36)	705	5,719 (1,055 affordable)	581k RETAIL 1.4M OFFICE	2,941	385
Total Units Pending Construction	6,424 Units				
PROJECTS SUBMITTED; PENDING APPROVAL (7)	0	2,257 (144 affordable)	67k RETAIL 0k OFFICE	531	0
Total Units Pending Approval	2,257 Units				
TOTAL PROJECTS (57)	705	10,696 (1,418 affordable)	722k RETAIL 1.9M OFFICE	3,619	385

11,401 UNITS

**CIVIC SAN DIEGO
DOWNTOWN DEVELOPMENT PROJECT COMPLETION HISTORY**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2019 (16)	285	1,305	49k RETAIL 164k OFFICE	239	0
PROJECTS COMPLETED IN 2018 (12) ⁵	232	1,833	135k RETAIL 44k OFFICE	624	0
PROJECTS COMPLETED IN 2017 (9) ⁴	0	1,014	17k RETAIL 0k OFFICE	317	0
PROJECTS COMPLETED IN 2016 (7)	0	563	30k RETAIL 0k OFFICE	764	0
PROJECTS COMPLETED IN 2015 (10)	0	1,248	40k RETAIL 280k OFFICE	90	0
PROJECTS COMPLETED IN 2014 (4)	0	493	22k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2013 (3) ³	0	488	37k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2012 (4) ²	0	109	10k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2011 (1) ¹	0	0	0k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2010 (5)	0	469	25k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2009 (7)	241	1,116	51k RETAIL 0k OFFICE	450	0
PROJECTS COMPLETED IN 2008 (10)	391	299	52k RETAIL 50k OFFICE	1,496	0
PROJECTS COMPLETED IN 2007 (18)	1,821	264	233k RETAIL 325k OFFICE	393	0
PROJECTS COMPLETED IN 2006 (15)	600	452	120k RETAIL 123k OFFICE	0	0
PROJECTS COMPLETED IN 2005 (17)	1,347	235	138k RETAIL 374k OFFICE	235	1,925
PROJECTS COMPLETED IN 2004 (23)	1,932	492	122k RETAIL 0k OFFICE	580	4,603
PROJECTS COMPLETED IN 2003 (16)	948	823	91k RETAIL 0k OFFICE	0	275
PROJECTS COMPLETED IN 2002 (15)	551	599	51k RETAIL 0k OFFICE	261	0
PROJECTS COMPLETED IN 2001 (13)	439	100	26k RETAIL 0k OFFICE	178	500
PROJECTS COMPLETED IN 2001-2019 (205)	8,787	11,902	1.2M RETAIL 1.3M OFFICE	5,627	7,303

¹ Thomas Jefferson School of Law completed, but not listed in table.

² U.S Federal Courthouse completed, but not listed in table.

³ San Diego Central Library / Charter School completed, but not listed in table.

⁴ SD Central Courthouse completed, but not listed in table.

⁵ Fire Station #2 (Bayside) completed, but not listed in table.